

# CENTURY 21<sup>®</sup>

Judge Fite Company



TBD FM 428 E

DENTON, TX 76227



\$4,100,000



1 acres

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## DESCRIPTION

Development Opportunity in Denton, TX – This expansive property offers 41.8 acres of prime land, presenting exceptional potential for residential, multifamily, or commercial development. Located in the rapidly growing city limits of Denton, Texas, the site is just 5-7 miles from both the University of North Texas and Texas Woman's University, positioning it perfectly for projects that serve the academic communities or capitalize on the area's development momentum. The front acreage of land boasts significant road frontage and offers convenient access to nearby shopping centers, dining, schools, and major highways, making it an ideal location for future growth. This dynamic and expanding community ensures the property will continue to appreciate in value, providing an excellent investment opportunity for buyers. Given the variety of potential uses, we encourage prospective buyers to consult with the City of Denton and Denton County for specific development guidelines and zoning regulations.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21064551  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVISION:** Dp Ground  
**LIST DATE:** 09/24/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 41.81  
**LOT SIZE (SQFT):** 1,821,112

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Cleared
- FewTrees
- CityLot

### FENCING:

- BarbedWire
- CrossFenced

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Lori Robinson 

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**BROKERED BY:** TruHome Real Estate

century21judgefite.com

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